



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

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| TO: | Development Control |
| FROM: | Environmental Health and Licensing |
| REFERENCE: | DC/25/2006 |
| LOCATION: | Land East of 1 To 25 Hayes Lane, Slinfold, West Sussex |
| DESCRIPTION: | Outline application with all matters to be reserved except for access and layout, for the erection of 38no. dwellings, (including 13no. on-site affordable housing units), together with access from Hayes Lane, vehicle and cycle parking, landscaping, open space and play provision, sustainable drainage, and re-alignment of Public Right of Way No.3782 |
| SUMMARY OF COMMENTS & RECOMMENDATION: Further information required | |
| MAIN COMMENTS: Land Contamination <p>From reviewing historic maps on our GIS it is apparent that a disused railway line is located to the immediate north of the application site and infilled pits, associated with a former brickworks, are located to the west – both of these present potential off-site sources of contamination to the development. In addition, whilst historic maps indicate that the site has never been developed, there may also be onsite sources of contamination on the site associated with informal uses which can only be established by way of a site walkover.</p> <p>Given the above and taking into account the proposed residential use of the site, a land use that is sensitive to the presence of contamination, to ensure the site is suitable for residential development the application should be supported by a preliminary contamination risk assessment (PCRA), undertaken by a suitably competent and experienced environmental consultant. We note however that no such assessment has been provided in support of the application.</p> Construction Phase <p>During site clearance, preparation and construction there is the potential for local residents to experience adverse impacts from noise, dust and construction traffic movements. These should be minimised and controlled by the developer and a construction environmental management (CEMP) plan will be recommended as a condition, once the above matters have been addressed.</p> | |

ANY RECOMMENDED CONDITIONS:

N/A

NAME:

Kevin Beer

DEPARTMENT:

Environmental Health and Licensing

DATE:

30/01/2026